
Site Address: 2 The Crest, Waterlooville, PO7 5DG
Proposal: Single storey rear extension and replacement front entrance porch with provisions for a dropped kerb.
Application Type: Full Planning Permission
Application No: APP/22/00927 Expiry Date: 18/11/2022
Applicant: Mrs Rawlinson
Agent: Mr Bessant Case Officer: Selina Donophy
JB Architecture Design Ltd.
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the west side of The Crest, Waterlooville. This property comprises stonework and white render to the elevations with decorative brickwork as well as a tiled, pitched roof. To the front of the property is a porch area with the entrance opening on to a hardstanding providing parking space for one vehicle. There is a stone wall along the front curtilage forming a low set boundary treatment and behind that a small front garden. The area is predominantly residential in form and there is some change in land levels as the land slopes downward from north to south towards the junction where The Crest meets The Dale.

2 Planning History

APP/20/01054 - Ground and first floor rear extension and rear dormer.,
PERM,27/01/2021

3 Proposal

Single storey rear extension and replacement front entrance porch with provisions for a dropped kerb.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment received

Councillor Husky Patel

No comment received

Councillor Ms C Howard - Purbrook Ward

No comment received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highways

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises a single storey rear extension, front porch and provisions for a dropped kerb. The proposed porch would replace existing and would have a pitched roof with a depth of approximately 2.2 metres and a width of 2.2 metres - it would overhang to the side supported by posts. The proposed rear extension would have a flat roof with a depth of approximately 4 metres, a height of 3.2 metres and a width of 7 metres, extending beyond the side wall by approximately 1 metre. The rear extension would form a kitchen/living area to with a bay window to the rear alongside a window and doors leading out into the rear garden. A side door would also be added to the main side elevation wall leading into a utility room. Proposed materials include render to the elevations, roof tile to match existing as well as the stone cladding removed from the front wall with brickwork left exposed.
- 7.4 It is noted a planning application was approved in 2020 for the rear dormer and rear/first floor extensions. This proposal would be reduced in scale from that previously approved, now only comprising a ground floor extension. The extension is not considered to be out of scale or appearance with the host dwelling. It would be located to the rear of the property and would not be highly visible from the public realm. Overall, the impact on the host dwelling and wider character of the area is considered to be acceptable.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the south of the application site is the adjoining property, no 1 The Crest. The proposed extension would only be approximately 30 cms deeper than the existing rear conservatory although the height would be increased by approximately 0.7 metres. The impact is not considered to be greatly increased from existing to result in harmful overshadowing or overbearing impact on this property.
- 7.8 To the north of the application site is no 3 The Crest, this is set off the boundary shared with no 2 by approximately 1.7 metres, with a total separation distance between both properties of 3.4 metres (side elevation wall to side elevation wall). The proposed extension would come closer toward the shared boundary however the impact of this would be no worse than the existing rear extension.
- 7.9 To the rear of the site is no 10a London Road. The back to back separation distance between these properties exceeds 30 metres and there is not judged to be any additional harmful overlooking as a result of this proposal.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highways

- 7.11 The proposal does not increase the number of bedrooms at the site and would not therefore, result in an increased parking demand.
- 7.12 However, the proposal also seeks permission of a dropped kerb extension to facilitate the creation of a larger hardstanding at the front of the property. It is acknowledged that such alterations could be undertaken as permitted development when incorporating porous materials or provision is made for a soakaway within the curtilage of the property. This is to ensure that the creation of hardstandings within a particular area do not result in increased run-off and localised drainage and flooding issues. On the basis that no information in respect of drainage has been provided, and the proposal would result in the loss of garden space and part of a grass verge, it is considered necessary and reasonable to impose a planning condition in line with that required for permitted development works.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00927 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL.602.22.01	SITE AND LOCATION PLAN
PL.602.22.03	PROPOSED GROUND FLOOR PLAN & ELEVATIONS

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Unless otherwise agreed in writing with the Local Planning Authority, the proposed parking area to the front garden hereby approved shall either; comprise porous materials; or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: In the absence of any drainage details, to ensure the proposal does not result in any localised drainage or flooding issues having due regard to Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.